HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

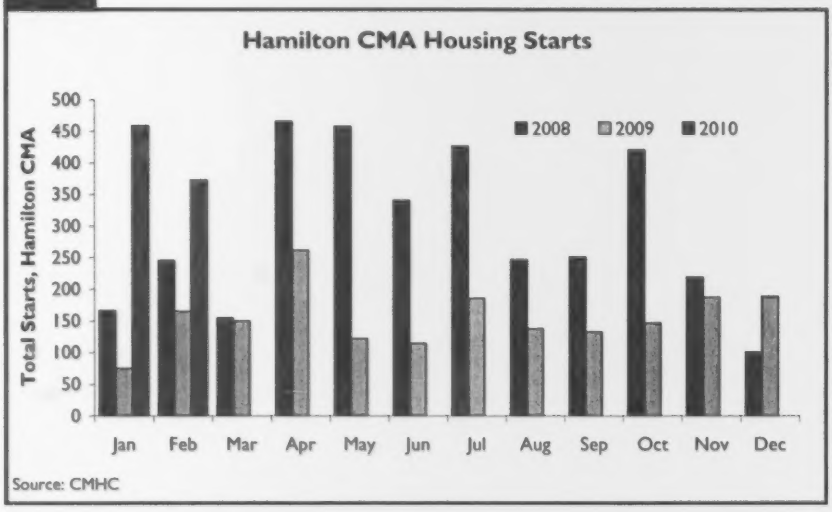
Date Released: March 2010

New Home Market

Total Starts Up in Hamilton and Brantford

New home starts in the Hamilton Census Metropolitan Area (CMA) rose last month for all housing types. Builders started 372 homes in the Hamilton CMA in February, up from 165 the same month last year. While approximately one-third of the starts consisted of rental housing units in the downtown Hamilton area, ownership housing starts also rose. Single-detached starts broke ground across the City of Hamilton, but also in Grimsby with 23 starts as compared to 5 in 2009. Townhouse starts were concentrated mainly in the Flamborough market while most of the semi-detached starts were in Burlington. There were over 550 pending starts in February which should break ground in the next few months. This includes a significant

Figure 1



Source: CMHC

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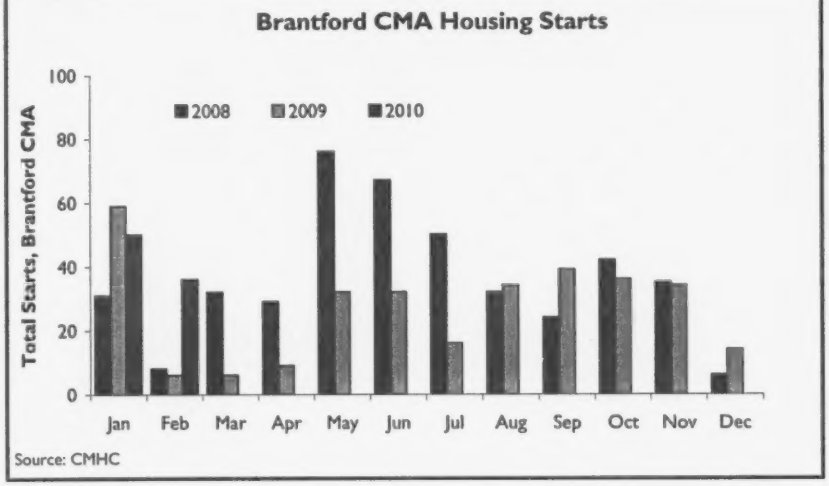
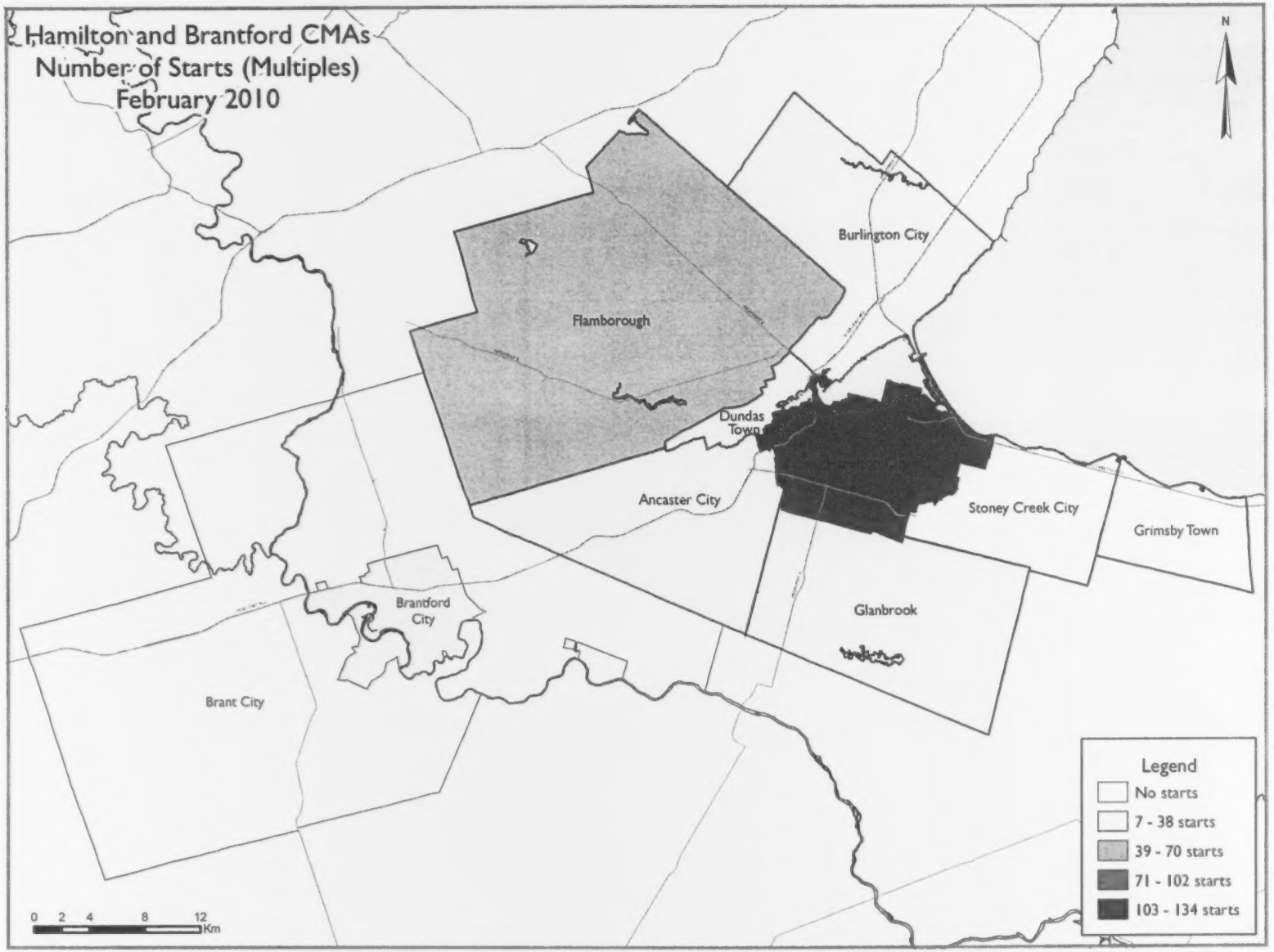
Figure 2

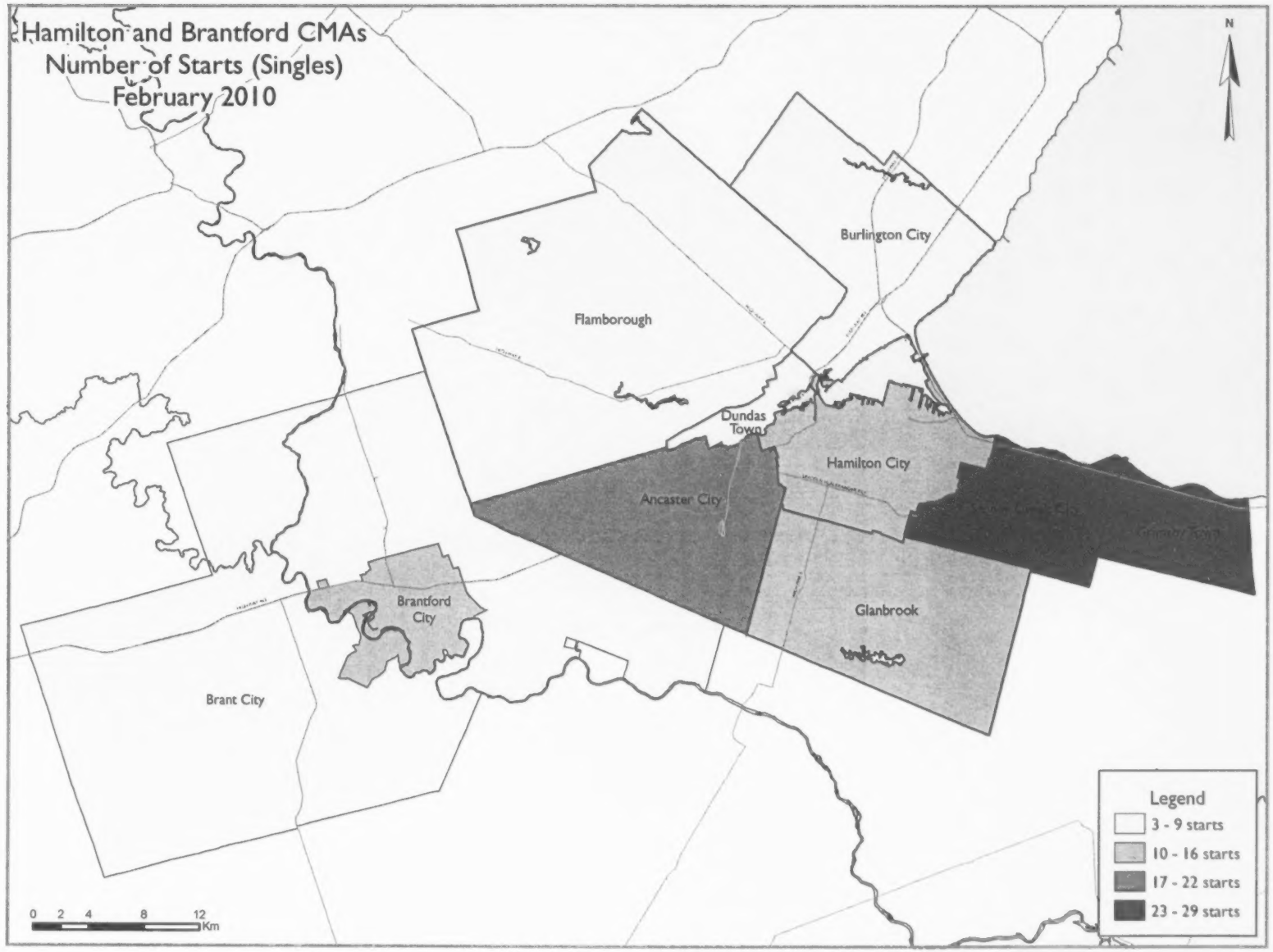


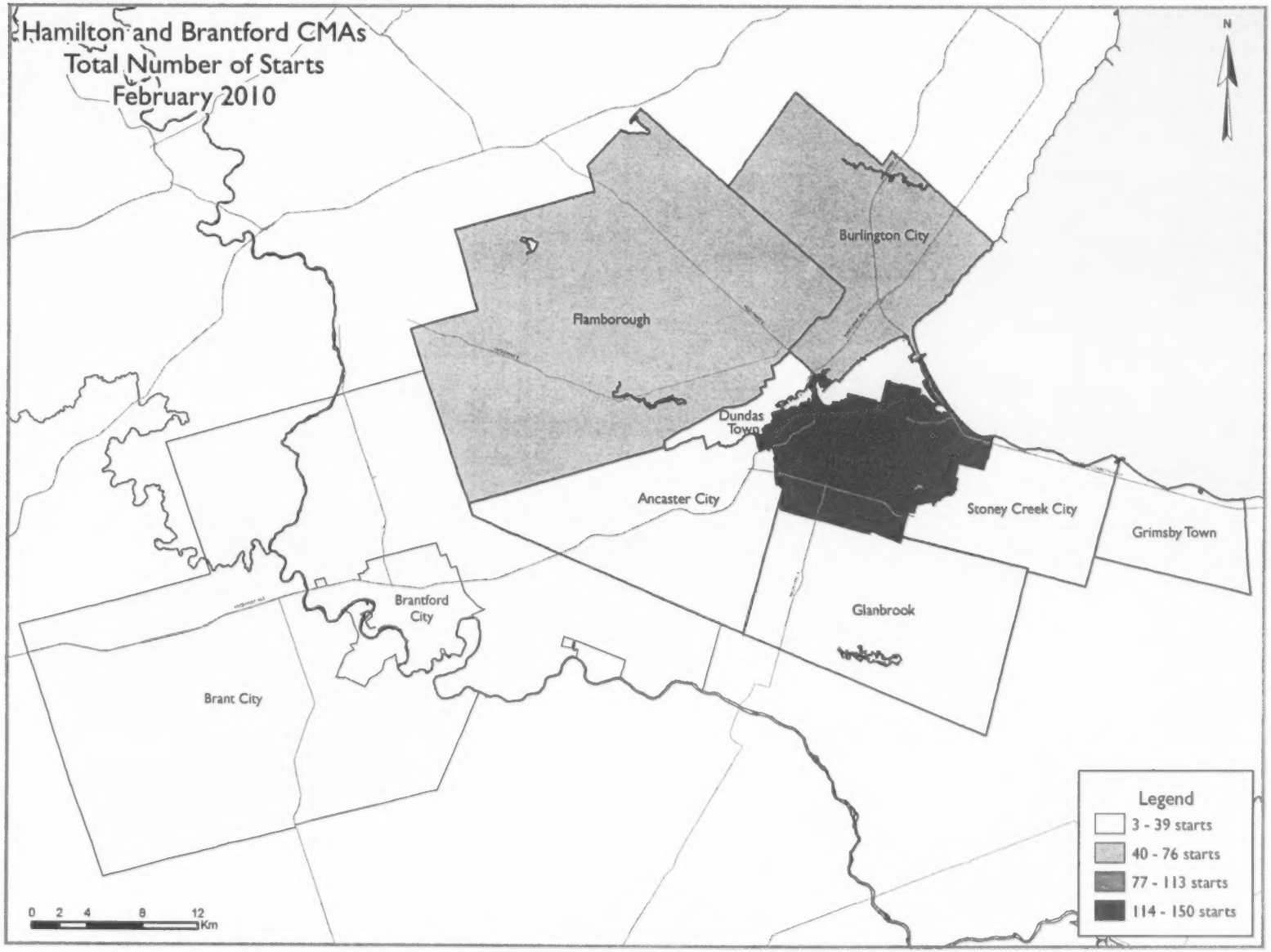
Source: CMHC

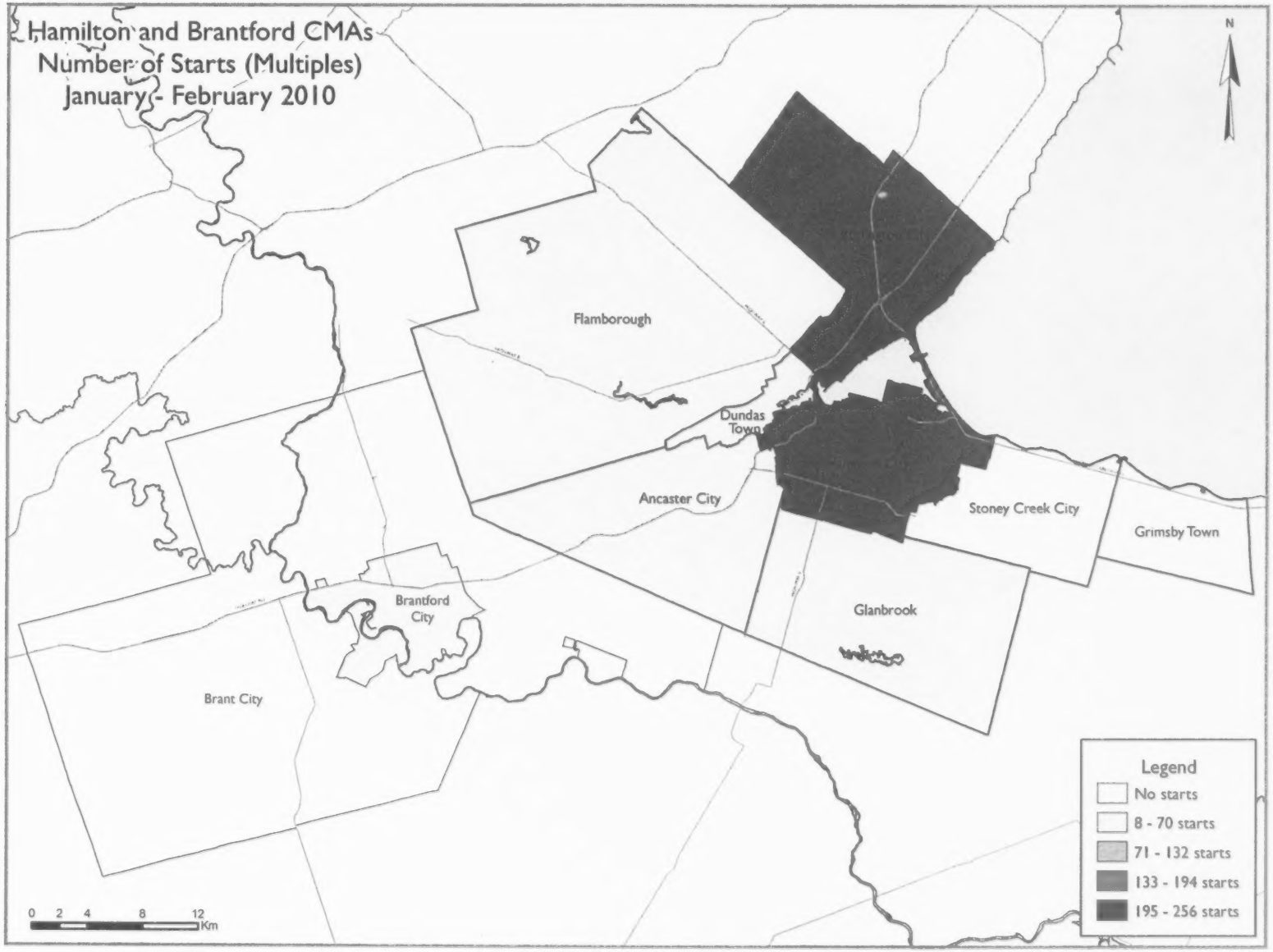
number of condominium apartment units slated for Burlington.

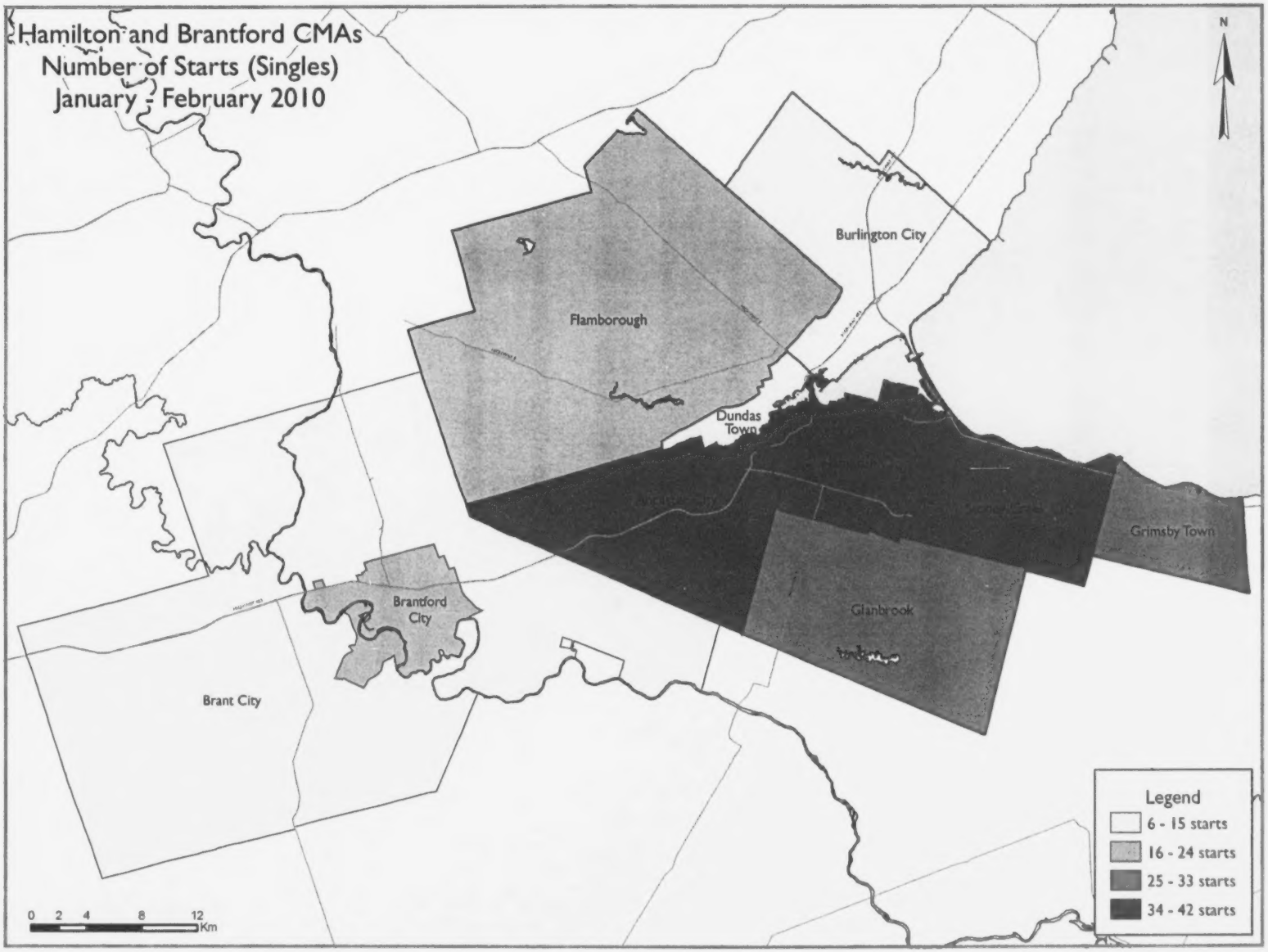
In the Brantford CMA, there were a total of 36 starts, composed of single-detached homes, townhouses, and rental apartments. Year to-date starts were up from a year ago, with much of the rise a result of a boost in rental housing units.


Hamilton and Brantford CMAs
Number of Starts (Multiples)
February 2010
N
Burlington City
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant City
Legend
No starts
7 - 38 starts
39 - 70 starts
71 - 102 starts
103 - 134 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
February 2010
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
3 - 9 starts
10 - 16 starts
17 - 22 starts
23 - 29 starts


Hamilton and Brantford CMAs
Total Number of Starts
February 2010
N
Burlington City
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
3 - 39 starts
40 - 76 starts
77 - 113 starts
114 - 150 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - February 2010
N
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
8 - 70 starts
71 - 132 starts
133 - 194 starts
195 - 256 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - February 2010
N
Burlington City
Flamborough
Dundas Town
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
6 - 15 starts
16 - 24 starts
25 - 33 starts
34 - 42 starts

Hamilton and Brantford CMAs
Total Number of Starts
January - February 2010
N
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
6 - 72 starts
73 - 138 starts
139 - 204 starts
205 - 270 starts

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	124	34	54	0	28	0	0	132	372
February 2009	40	4	10	0	29	0	0	82	165
% Change	**	**	**	n/a	-3.4	n/a	n/a	61.0	125.5
Year-to-date 2010	217	48	116	0	72	182	0	195	830
Year-to-date 2009	77	4	22	0	55	0	0	82	240
% Change	181.8	**	**	n/a	30.9	n/a	n/a	137.8	**
UNDER CONSTRUCTION									
February 2010	594	144	324	4	444	746	0	459	2,716
February 2009	746	52	418	3	770	810	0	205	3,004
% Change	-20.4	176.9	-22.5	33.3	-42.3	-7.9	n/a	123.9	-9.6
COMPLETIONS									
February 2010	90	14	16	1	53	0	0	0	174
February 2009	93	0	57	2	15	0	0	0	167
% Change	-3.2	n/a	-71.9	-50.0	**	n/a	n/a	n/a	4.2
Year-to-date 2010	180	16	49	1	108	0	0	0	354
Year-to-date 2009	170	6	126	3	32	0	0	0	337
% Change	5.9	166.7	-61.1	-66.7	**	n/a	n/a	n/a	5.0
COMPLETED & NOT ABSORBED									
February 2010	40	9	31	9	9	11	0	0	109
February 2009	64	11	32	0	2	0	0	0	109
% Change	-37.5	-18.2	-3.1	n/a	**	n/a	n/a	n/a	0.0
ABSORBED									
February 2010	78	6	20	0	51	2	0	0	157
February 2009	95	1	55	2	15	0	0	4	172
% Change	-17.9	**	-63.6	-100.0	**	n/a	n/a	-100.0	-8.7
Year-to-date 2010	166	8	41	0	104	2	0	0	321
Year-to-date 2009	171	14	135	3	32	0	0	4	359
% Change	-2.9	-42.9	-69.6	-100.0	**	n/a	n/a	-100.0	-10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	15	0	17	0	0	0	0	4	36
February 2009	6	0	0	0	0	0	0	0	6
% Change	150.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	27	0	17	0	6	0	0	36	86
Year-to-date 2009	65	0	0	0	0	0	0	0	65
% Change	-58.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	32.3
UNDER CONSTRUCTION									
February 2010	75	0	23	0	47	0	0	36	181
February 2009	113	2	11	1	25	21	7	6	186
% Change	-33.6	-100.0	109.1	-100.0	88.0	-100.0	-100.0	**	-2.7
COMPLETIONS									
February 2010	17	2	0	1	6	0	0	0	26
February 2009	13	0	4	0	10	0	0	0	27
% Change	30.8	n/a	-100.0	n/a	-40.0	n/a	n/a	n/a	-3.7
Year-to-date 2010	36	2	0	1	6	0	0	0	45
Year-to-date 2009	42	0	19	6	10	0	0	0	77
% Change	-14.3	n/a	-100.0	-83.3	-40.0	n/a	n/a	n/a	-41.6
COMPLETED & NOT ABSORBED									
February 2010	33	0	3	1	19	0	0	2	58
February 2009	46	0	26	5	40	0	0	0	117
% Change	-28.3	n/a	-88.5	-80.0	-52.5	n/a	n/a	n/a	-50.4
ABSORBED									
February 2010	20	2	3	1	3	18	0	0	47
February 2009	25	0	0	0	1	0	0	0	26
% Change	-20.0	n/a	n/a	n/a	200.0	n/a	n/a	n/a	80.8
Year-to-date 2010	45	2	3	1	7	18	0	0	76
Year-to-date 2009	65	0	2	4	5	0	0	0	76
% Change	-30.8	n/a	50.0	-75.0	40.0	n/a	n/a	n/a	0.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
February 2010	95	6	54	0	21	0	0	132	308
February 2009	28	2	10	0	12	0	0	0	52
Hamilton City									
February 2010	16	2	0	0	0	0	0	132	150
February 2009	2	0	0	0	12	0	0	0	14
Stoney Creek City									
February 2010	29	0	0	0	0	0	0	0	29
February 2009	7	2	10	0	0	0	0	0	19
Ancaster City									
February 2010	20	0	7	0	0	0	0	0	27
February 2009	8	0	0	0	0	0	0	0	8
Dundas Town									
February 2010	6	0	0	0	8	0	0	0	14
February 2009	0	0	0	0	0	0	0	0	0
Flamborough									
February 2010	8	4	47	0	0	0	0	0	59
February 2009	3	0	0	0	0	0	0	0	3
Glanbrook									
February 2010	16	0	0	0	13	0	0	0	29
February 2009	8	0	0	0	0	0	0	0	8
Burlington City									
February 2010	6	28	0	0	7	0	0	0	41
February 2009	7	2	0	0	17	0	0	82	108
Grimsby Town									
February 2010	23	0	0	0	0	0	0	0	23
February 2009	5	0	0	0	0	0	0	0	5
Hamilton CMA									
February 2010	124	34	54	0	28	0	0	132	372
February 2009	40	4	10	0	29	0	0	82	165
Brant City									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2010	12	0	17	0	0	0	0	4	33
February 2009	4	0	0	0	0	0	0	0	4
Brantford CMA									
February 2010	15	0	17	0	0	0	0	4	36
February 2009	6	0	0	0	0	0	0	0	6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
February 2010	426	20	274	4	351	207	0	195	1,478
February 2009	465	14	343	0	560	305	0	123	1,810
Hamilton City									
February 2010	122	4	12	0	89	83	0	195	506
February 2009	113	4	73	0	45	119	0	123	477
Stoney Creek City									
February 2010	70	0	23	0	0	0	0	0	93
February 2009	74	4	66	0	65	0	0	0	209
Ancaster City									
February 2010	117	10	108	0	85	62	0	0	382
February 2009	99	6	8	0	135	62	0	0	310
Dundas Town									
February 2010	14	2	6	4	36	62	0	0	124
February 2009	12	0	11	0	38	124	0	0	185
Flamborough									
February 2010	33	4	61	0	0	0	0	0	98
February 2009	56	0	60	0	0	0	0	0	116
Glanbrook									
February 2010	66	0	57	0	137	0	0	0	260
February 2009	111	0	125	0	277	0	0	0	513
Burlington City									
February 2010	120	124	42	0	74	539	0	264	1,163
February 2009	248	38	24	3	210	505	0	82	1,110
Grimsby Town									
February 2010	48	0	8	0	19	0	0	0	75
February 2009	33	0	51	0	0	0	0	0	84
Hamilton CMA									
February 2010	594	144	324	4	444	746	0	459	2,716
February 2009	746	52	418	3	770	810	0	205	3,004
Brant City									
February 2010	29	0	6	0	0	0	0	0	35
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2010	46	0	17	0	47	0	0	36	146
February 2009	78	2	11	1	25	0	7	6	130
Brantford CMA									
February 2010	75	0	23	0	47	0	0	36	181
February 2009	113	2	11	1	25	21	7	6	186

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
February 2010	63	0	16	0	45	0	0	0	124
February 2009	69	0	44	0	9	0	0	0	122
Hamilton City									
February 2010	25	0	0	0	0	0	0	0	25
February 2009	15	0	6	0	0	0	0	0	21
Stoney Creek City									
February 2010	9	0	7	0	2	0	0	0	18
February 2009	20	0	15	0	0	0	0	0	35
Ancaster City									
February 2010	12	0	0	0	4	0	0	0	16
February 2009	12	0	0	0	3	0	0	0	15
Dundas Town									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	2	0	0	0	0	0	0	0	2
Flamborough									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	11	0	9	0	0	0	0	0	20
Glanbrook									
February 2010	10	0	9	0	39	0	0	0	58
February 2009	9	0	14	0	6	0	0	0	29
Burlington City									
February 2010	25	14	0	0	8	0	0	0	47
February 2009	18	0	0	2	6	0	0	0	26
Grimsby Town									
February 2010	2	0	0	1	0	0	0	0	3
February 2009	6	0	13	0	0	0	0	0	19
Hamilton CMA									
February 2010	90	14	16	1	53	0	0	0	174
February 2009	93	0	57	2	15	0	0	0	167
Brant City									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2010	13	2	0	1	6	0	0	0	22
February 2009	5	0	4	0	10	0	0	0	19
Brantford CMA									
February 2010	17	2	0	1	6	0	0	0	26
February 2009	13	0	4	0	10	0	0	0	27

NOTE: In 2007 the Brandford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
February 2010	23	1	24	0	2	0	0	0	50
February 2009	49	2	24	0	0	0	0	0	75
Hamilton City									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	4	1	0	0	0	0	0	0	5
Stoney Creek City									
February 2010	13	0	21	0	2	0	0	0	36
February 2009	41	0	17	0	0	0	0	0	58
Ancaster City									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	1	0	0	0	0	0	2
Dundas Town									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	0	0	0	0	0	0	0	0	0
Flamborough									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	3	0	0	0	0	0	0	0	3
Glanbrook									
February 2010	2	1	3	0	0	0	0	0	6
February 2009	0	1	6	0	0	0	0	0	7
Burlington City									
February 2010	5	8	5	0	6	11	0	0	35
February 2009	8	9	3	0	2	0	0	0	22
Grimsby Town									
February 2010	12	0	2	9	1	0	0	0	24
February 2009	7	0	5	0	0	0	0	0	12
Hamilton CMA									
February 2010	40	9	31	9	9	11	0	0	109
February 2009	64	11	32	0	2	0	0	0	109
Brant City									
February 2010	8	0	1	0	0	0	0	0	9
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2010	25	0	2	1	19	0	0	2	49
February 2009	39	0	15	5	40	0	0	0	99
Brantford CMA									
February 2010	33	0	3	1	19	0	0	2	58
February 2009	46	0	26	5	40	0	0	0	117

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
February 2010	49	0	18	0	44	0	0	0	111
February 2009	64	0	42	0	9	0	0	4	119
Hamilton City									
February 2010	15	0	0	0	0	0	0	0	15
February 2009	15	0	6	0	0	0	0	4	25
Stoney Creek City									
February 2010	10	0	9	0	1	0	0	0	20
February 2009	15	0	13	0	0	0	0	0	28
Ancaster City									
February 2010	13	0	0	0	4	0	0	0	17
February 2009	11	0	0	0	3	0	0	0	14
Dundas Town									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	2	0	0	0	0	0	0	0	2
Flamborough									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	11	0	9	0	0	0	0	0	20
Glanbrook									
February 2010	8	0	9	0	39	0	0	0	56
February 2009	10	0	14	0	6	0	0	0	30
Burlington City									
February 2010	24	6	0	0	7	2	0	0	39
February 2009	19	1	2	2	6	0	0	0	30
Grimsby Town									
February 2010	5	0	2	0	0	0	0	0	7
February 2009	12	0	11	0	0	0	0	0	23
Hamilton CMA									
February 2010	78	6	20	0	51	2	0	0	157
February 2009	95	1	55	2	15	0	0	4	172
Brant City									
February 2010	6	0	0	0	0	18	0	0	24
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2010	14	2	3	1	3	0	0	0	23
February 2009	18	0	0	0	1	0	0	0	19
Brantford CMA									
February 2010	20	2	3	1	3	18	0	0	47
February 2009	25	0	0	0	1	0	0	0	26

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Hamilton CMA	124	40	34	4	82	39	132	82	372	165	125.5
New City of Hamilton	95	28	6	2	75	22	132	0	308	52	**
Hamilton City	16	2	2	0	0	12	132	0	150	14	**
Stoney Creek City	29	7	0	2	0	10	0	0	29	19	52.6
Ancaster City	20	8	0	0	7	0	0	0	27	8	**
Dundas Town	6	0	0	0	8	0	0	0	14	0	n/a
Flamborough	8	3	4	0	47	0	0	0	59	3	**
Glanbrook	16	8	0	0	13	0	0	0	29	8	**
Burlington City	6	7	28	2	7	17	0	82	41	108	-62.0
Grimsby Town	23	5	0	0	0	0	0	0	23	5	**
Brantford CMA	15	6	0	0	17	0	4	0	36	6	**
Brant City	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	12	4	0	0	17	0	4	0	33	4	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	217	77	48	4	188	77	377	82	830	240	**
New City of Hamilton	170	63	6	2	156	60	195	0	527	125	**
Hamilton City	37	7	2	0	5	20	195	0	239	27	**
Stoney Creek City	38	17	0	2	0	22	0	0	38	41	-7.3
Ancaster City	42	20	0	0	52	6	0	0	94	26	**
Dundas Town	7	2	0	0	8	0	0	0	15	2	**
Flamborough	17	5	4	0	61	0	0	0	82	5	**
Glanbrook	29	12	0	0	30	12	0	0	59	24	145.8
Burlington City	14	8	42	2	32	17	182	82	270	109	147.7
Grimsby Town	33	6	0	0	0	0	0	0	33	6	**
Brantford CMA	27	65	0	0	23	0	36	0	86	65	32.3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a	6	n/a	n/a
Brantford City	21	59	0	0	23	0	36	0	80	59	35.6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Hamilton CMA	82	39	0	0	0	0	132	82
New City of Hamilton	75	22	0	0	0	0	132	0
Hamilton City	0	12	0	0	0	0	132	0
Stoney Creek City	0	10	0	0	0	0	0	0
Ancaster City	7	0	0	0	0	0	0	0
Dundas Town	8	0	0	0	0	0	0	0
Flamborough	47	0	0	0	0	0	0	0
Glanbrook	13	0	0	0	0	0	0	0
Burlington City	7	17	0	0	0	0	0	82
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	17	0	0	0	0	0	4	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	17	0	0	0	0	0	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	188	77	0	0	182	0	195	82
New City of Hamilton	156	60	0	0	0	0	195	0
Hamilton City	5	20	0	0	0	0	195	0
Stoney Creek City	0	22	0	0	0	0	0	0
Ancaster City	52	6	0	0	0	0	0	0
Dundas Town	8	0	0	0	0	0	0	0
Flamborough	61	0	0	0	0	0	0	0
Glanbrook	30	12	0	0	0	0	0	0
Burlington City	32	17	0	0	182	0	0	82
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	23	0	0	0	0	0	36	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	23	0	0	0	0	0	36	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Hamilton CMA	212	54	28	29	132	82	372	165
New City of Hamilton	155	40	21	12	132	0	308	52
Hamilton City	18	2	0	12	132	0	150	14
Stoney Creek City	29	19	0	0	0	0	29	19
Ancaster City	27	8	0	0	0	0	27	8
Dundas Town	6	0	8	0	0	0	14	0
Flamborough	59	3	0	0	0	0	59	3
Glanbrook	16	8	13	0	0	0	29	8
Burlington City	34	9	7	17	0	82	41	108
Grimsby Town	23	5	0	0	0	0	23	5
Brantford CMA	32	6	0	0	4	0	36	6
Brant City	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	29	4	0	0	4	0	33	4

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	381	103	254	55	195	82	830	240
New City of Hamilton	278	87	54	38	195	0	527	125
Hamilton City	39	7	5	20	195	0	239	27
Stoney Creek City	38	41	0	0	0	0	38	41
Ancaster City	83	20	11	6	0	0	94	26
Dundas Town	7	2	8	0	0	0	15	2
Flamborough	82	5	0	0	0	0	82	5
Glanbrook	29	12	30	12	0	0	59	24
Burlington City	70	10	200	17	0	82	270	109
Grimsby Town	33	6	0	0	0	0	33	6
Brantford CMA	44	65	6	0	36	0	86	65
Brant City	6	n/a	0	n/a	0	n/a	6	n/a
Brantford City	38	59	6	0	36	0	80	59

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Hamilton CMA	91	95	16	2	67	70	0	0	174	167	4.2
New City of Hamilton	63	69	2	0	59	53	0	0	124	122	1.6
Hamilton City	25	15	0	0	0	6	0	0	25	21	19.0
Stoney Creek City	9	20	2	0	7	15	0	0	18	35	-48.6
Ancaster City	12	12	0	0	4	3	0	0	16	15	6.7
Dundas Town	2	2	0	0	0	0	0	0	2	2	0.0
Flamborough	5	11	0	0	0	9	0	0	5	20	-75.0
Glanbrook	10	9	0	0	48	20	0	0	58	29	100.0
Burlington City	25	20	14	2	8	4	0	0	47	26	80.8
Grimsby Town	3	6	0	0	0	13	0	0	3	19	-84.2
Brantford CMA	18	13	2	0	6	14	0	0	26	27	-3.7
Brant City	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	14	5	2	0	6	14	0	0	22	19	15.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Hamilton CMA	181	173	18	8	155	156	0	0	354	337	5.0
New City of Hamilton	120	111	4	0	128	133	0	0	252	244	3.3
Hamilton City	46	26	2	0	0	20	0	0	48	46	4.3
Stoney Creek City	15	35	2	0	56	34	0	0	73	69	5.8
Ancaster City	21	19	0	0	19	3	0	0	40	22	81.8
Dundas Town	5	2	0	0	0	0	0	0	5	2	150.0
Flamborough	11	14	0	0	0	39	0	0	11	53	-79.2
Glanbrook	22	15	0	0	53	37	0	0	75	52	44.2
Burlington City	40	46	14	8	8	10	0	0	62	64	-3.1
Grimsby Town	21	16	0	0	19	13	0	0	40	29	37.9
Brantford CMA	37	48	2	0	6	29	0	0	45	77	-41.6
Brant City	18	n/a	0	n/a	0	n/a	0	n/a	18	n/a	n/a
Brantford City	19	18	2	0	6	22	0	0	27	40	-32.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Hamilton CMA	67	70	0	0	0	0	0	0
New City of Hamilton	59	53	0	0	0	0	0	0
Hamilton City	0	6	0	0	0	0	0	0
Stoney Creek City	7	15	0	0	0	0	0	0
Ancaster City	4	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	9	0	0	0	0	0	0
Glanbrook	48	20	0	0	0	0	0	0
Burlington City	8	4	0	0	0	0	0	0
Grimsby Town	0	13	0	0	0	0	0	0
Brantford CMA	6	14	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	14	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	155	156	0	0	0	0	0	0
New City of Hamilton	128	133	0	0	0	0	0	0
Hamilton City	0	20	0	0	0	0	0	0
Stoney Creek City	56	34	0	0	0	0	0	0
Ancaster City	19	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	39	0	0	0	0	0	0
Glanbrook	53	37	0	0	0	0	0	0
Burlington City	8	10	0	0	0	0	0	0
Grimsby Town	19	13	0	0	0	0	0	0
Brantford CMA	6	29	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	22	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Hamilton CMA	120	150	54	17	0	0	174	167
New City of Hamilton	79	113	45	9	0	0	124	122
Hamilton City	25	21	0	0	0	0	25	21
Stoney Creek City	16	35	2	0	0	0	18	35
Ancaster City	12	12	4	3	0	0	16	15
Dundas Town	2	2	0	0	0	0	2	2
Flamborough	5	20	0	0	0	0	5	20
Glanbrook	19	23	39	6	0	0	58	29
Burlington City	39	18	8	8	0	0	47	26
Grimsby Town	2	19	1	0	0	0	3	19
Brantford CMA	19	17	7	10	0	0	26	27
Brant City	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	15	9	7	10	0	0	22	19

Table 3.5: Completions by Submarket and by Intended Market January - February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	245	302	109	35	0	0	354	337
New City of Hamilton	163	218	89	26	0	0	252	244
Hamilton City	48	46	0	0	0	0	48	46
Stoney Creek City	47	69	26	0	0	0	73	69
Ancaster City	21	19	19	3	0	0	40	22
Dundas Town	5	2	0	0	0	0	5	2
Flamborough	11	53	0	0	0	0	11	53
Glanbrook	31	29	44	23	0	0	75	52
Burlington City	54	55	8	9	0	0	62	64
Grimsby Town	28	29	12	0	0	0	40	29
Brantford CMA	38	61	7	16	0	0	45	77
Brant City	18	n/a	0	n/a	0	n/a	18	n/a
Brantford City	20	24	7	16	0	0	27	40

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
February 2010	1	2.0	4	8.2	7	14.3	13	26.5	24	49.0	49	399,770	439,195
February 2009	2	3.1	11	17.2	17	26.6	12	18.8	22	34.4	64	356,490	417,443
Year-to-date 2010	3	2.6	9	7.8	23	19.8	31	26.7	50	43.1	116	388,400	435,735
Year-to-date 2009	2	1.9	15	14.6	31	30.1	20	19.4	35	34.0	103	357,990	417,390
Hamilton City													
February 2010	0	0.0	0	0.0	2	13.3	6	40.0	7	46.7	15	399,770	404,539
February 2009	2	13.3	0	0.0	4	26.7	3	20.0	6	40.0	15	365,000	474,559
Year-to-date 2010	0	0.0	3	8.1	7	18.9	15	40.5	12	32.4	37	380,000	381,600
Year-to-date 2009	2	7.7	2	7.7	7	26.9	5	19.2	10	38.5	26	367,000	454,895
Stoney Creek City													
February 2010	0	0.0	4	40.0	1	10.0	4	40.0	1	10.0	10	340,945	416,928
February 2009	0	0.0	4	26.7	7	46.7	3	20.0	1	6.7	15	340,990	335,093
Year-to-date 2010	0	0.0	5	19.2	7	26.9	7	26.9	7	26.9	26	353,400	395,613
Year-to-date 2009	0	0.0	6	23.1	13	50.0	4	15.4	3	11.5	26	317,990	334,193
Ancaster City													
February 2010	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	458,900	505,830
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	500,000	552,982
Year-to-date 2010	0	0.0	0	0.0	1	4.3	2	8.7	20	87.0	23	470,000	587,460
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	517,500	578,733
Dundas Town													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Flamborough													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2009	0	0.0	1	9.1	5	45.5	1	9.1	4	36.4	11	349,990	416,645
Year-to-date 2010	2	33.3	0	0.0	0	0.0	0	0.0	4	66.7	6	--	--
Year-to-date 2009	0	0.0	1	7.1	5	35.7	3	21.4	5	35.7	14	366,495	418,506
Glanbrook													
February 2010	1	12.5	0	0.0	3	37.5	2	25.0	2	25.0	8	--	--
February 2009	0	0.0	5	50.0	0	0.0	5	50.0	0	0.0	10	325,450	326,768
Year-to-date 2010	1	5.0	1	5.0	8	40.0	7	35.0	3	15.0	20	351,445	349,679
Year-to-date 2009	0	0.0	5	29.4	5	29.4	7	41.2	0	0.0	17	320,800	327,092
Burlington City													
February 2010	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	450,000	452,910
February 2009	0	0.0	0	0.0	0	0.0	1	4.8	20	95.2	21	495,990	787,421
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	456,990	545,602
Year-to-date 2009	0	0.0	0	0.0	1	1.8	6	10.9	48	87.3	55	493,990	640,101
Grimsby Town													
February 2010	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
February 2009	0	0.0	2	16.7	9	75.0	1	8.3	0	0.0	12	329,900	321,983
Year-to-date 2010	0	0.0	0	0.0	4	50.0	1	12.5	3	37.5	8	--	--
Year-to-date 2009	0	0.0	2	12.5	13	81.3	1	6.3	0	0.0	16	329,900	324,775

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2010	1	1.3	4	5.1	9	11.5	15	19.2	49	62.8	78	440,495	441,858
February 2009	2	2.1	13	13.4	26	26.8	14	14.4	42	43.3	97	371,900	485,732
Year-to-date 2010	3	1.8	9	5.5	27	16.4	33	20.0	93	56.4	165	419,900	461,407
Year-to-date 2009	2	1.1	17	9.8	45	25.9	27	15.5	83	47.7	174	387,945	479,271

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
February 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
February 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	525,000	513,906
Year-to-date 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
February 2010	1	6.7	3	20.0	4	26.7	3	20.0	4	26.7	15	285,900	291,747
February 2009	4	22.2	5	27.8	8	44.4	1	5.6	0	0.0	18	251,500	235,999
Year-to-date 2010	4	13.8	4	13.8	5	17.2	10	34.5	6	20.7	29	312,900	288,383
Year-to-date 2009	8	20.5	11	28.2	11	28.2	6	15.4	3	7.7	39	255,000	257,048
Brantford CMA													
February 2010	1	4.8	3	14.3	4	19.0	4	19.0	9	42.9	21	339,900	359,243
February 2009	4	16.0	5	20.0	9	36.0	2	8.0	5	20.0	25	265,000	274,280
Year-to-date 2010	4	8.7	4	8.7	5	10.9	12	26.1	21	45.7	46	334,450	371,728
Year-to-date 2009	13	18.8	15	21.7	15	21.7	13	18.8	13	18.8	69	268,000	280,969

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2010						
Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Hamilton CMA	441,858	485,732	-9.0	461,407	479,271	-3.7
New City of Hamilton	439,195	417,443	5.2	435,735	417,390	4.4
Hamilton City	404,539	474,559	-14.8	381,600	454,895	-16.1
Stoney Creek City	416,928	335,093	24.4	395,613	334,193	18.4
Ancaster City	505,830	552,982	-8.5	587,460	578,733	1.5
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	416,645	n/a	--	418,506	n/a
Glanbrook	--	326,768	n/a	349,679	327,092	6.9
Burlington City	452,910	787,421	-42.5	545,602	640,101	-14.8
Grimsby Town	--	321,983	n/a	--	324,775	n/a
Brantford CMA	359,243	274,280	31.0	371,728	280,969	32.3
Brant City	--	n/a	n/a	513,906	n/a	n/a
Brantford City	291,747	235,999	23.6	288,383	257,048	12.2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton February 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	447	-42.9	728	1,435	1,473	49.4	264,549	-4.9	271,312
	February	717	-28.2	848	1,368	1,454	58.3	265,452	-3.9	263,440
	March	1,002	-5.2	914	1,754	1,454	62.9	263,120	-9.0	269,854
	April	1,188	-14.0	983	1,851	1,441	68.2	286,191	0.8	281,264
	May	1,316	-8.3	1,066	1,754	1,436	74.2	297,132	1.1	287,590
	June	1,560	17.7	1,152	1,690	1,405	82.0	297,117	3.4	291,643
	July	1,318	9.5	1,103	1,594	1,490	74.0	296,591	5.3	299,214
	August	1,090	15.1	1,119	1,383	1,478	75.7	291,374	2.6	295,771
	September	1,162	18.7	1,141	1,606	1,420	80.4	304,670	7.8	306,373
	October	1,130	27.1	1,169	1,435	1,522	76.8	296,253	16.6	300,757
	November	1,017	54.6	1,214	1,216	1,609	75.5	310,377	9.1	313,193
	December	733	61.5	1,244	710	1,615	77.0	285,795	19.0	289,575
2010	January	714	59.7	1,218	1,548	1,635	74.5	288,397	9.0	297,226
	February	1,067	48.8	1,259	1,588	1,659	75.9	314,656	18.5	309,143
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,166	-23.7		4,557			264,187	-6.2	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	1,164	-34.6		2,803			265,105	-4.3	
	YTD 2010	1,781	53.0		3,136			304,129	14.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
February 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	95	-34.5	130	220	238	54.6	202,157	-1.6	211,138
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,013
	March	155	-21.7	135	365	313	43.1	219,250	0.0	221,246
	April	175	-21.9	151	324	279	54.1	210,840	-5.5	203,938
	May	168	-28.8	143	322	265	54.0	213,223	-4.2	207,631
	June	223	-5.9	162	340	274	59.1	226,115	2.4	221,746
	July	208	5.6	169	298	269	62.8	235,504	5.3	225,653
	August	147	-14.5	150	276	292	51.4	212,326	0.3	214,951
	September	181	-7.2	174	305	271	64.2	229,386	4.0	227,406
	October	147	0.0	167	242	252	66.3	212,771	-0.7	217,795
	November	173	82.1	213	237	297	71.7	227,982	7.8	224,307
	December	94	1.1	162	145	319	50.8	235,419	11.5	244,855
2010	January	139	46.3	201	280	302	66.6	227,009	12.3	234,340
	February	180	52.5	195	280	291	67.0	229,626	11.6	242,957
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	368	-26.5		832			210,515	-3.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	213	-29.7		467			204,159	-6.3	
	YTD 2010	319	49.8		560			228,486	11.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	152.3	112.4	366.6	8.1	66.5	796
	February	627	5.00	5.79	152.2	113.1	369.0	8.2	67.1	806
	March	613	4.50	5.55	151.9	113.7	373.3	8.5	68.0	809
	April	596	3.90	5.25	150.8	113.2	376.7	7.7	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.1	7.4	68.1	803
	June	631	3.75	5.85	149.3	114.2	376.4	7.2	67.5	805
	July	631	3.75	5.85	150.9	113.7	372.2	8.3	67.5	817
	August	631	3.75	5.85	150.2	113.7	368.6	8.9	67.2	818
	September	610	3.70	5.49	150.5	113.8	368.7	9.0	67.3	822
	October	630	3.80	5.84	151.3	113.9	372.9	8.4	67.5	823
	November	616	3.60	5.59	151.0	114.6	375.1	8.1	67.6	832
	December	610	3.60	5.49	151.0	114.1	374.9	8.5	67.9	822
2010	January	610	3.60	5.49	151.3	114.5	373	8.9	67.8	829
	February	604	3.60	5.39		115.1	371.4	8.7	67.3	852
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	51.1	7.1	67.9	797
	February	627	5.00	5.79	146.6	113.1	50.8	8.0	68.4	785
	March	613	4.50	5.55	146.2	113.7	50.4	9.1	68.7	779
	April	596	3.90	5.25	145.5	113.2	50.7	9.1	68.8	777
	May	596	3.90	5.25	145.1	114.0	50.8	9.5	69.7	788
	June	631	3.75	5.85	145.1	114.2	51.0	10.1	70.6	793
	July	631	3.75	5.85	145.3	113.7	51.3	11.8	72.0	796
	August	631	3.75	5.85	145.4	113.7	51.2	12.4	72.3	800
	September	610	3.70	5.49	146.1	113.8	51.7	13.1	73.0	797
	October	630	3.80	5.84	146.5	113.9	52.6	12.4	73.4	785
	November	616	3.60	5.59	147.2	114.6	53.2	12.5	73.6	771
	December	610	3.60	5.49	148.0	114.1	53.5	11.5	73.7	760
2010	January	610	3.60	5.49	148.7	114.5	53	10.9	73.0	768
	February	604	3.60	5.39		115.1	52.5	10.2	72.1	776
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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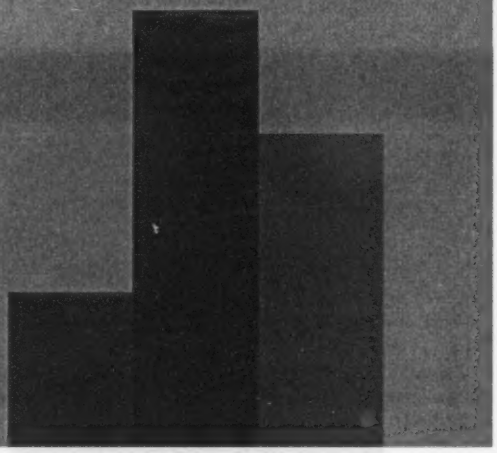

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